



WILLIAM T FUJIOKA
Chief Executive Officer

County of Los Angeles CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, California 90012
(213) 974-1101
<http://ceo.lacounty.gov>

"To Enrich Lives Through Effective And Caring Service"

Board of Supervisors
GLORIA MOLINA
First District

MARK RIDLEY-THOMAS
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

August 05, 2014

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS:
BEACH RESTROOMS REFURBISHMENT PROJECT
APPROVE CAPITAL PROJECT AND BUDGET
APPROVE RELATED APPROPRIATION ADJUSTMENT
SPECS. 7288; CAPITAL PROJECT NO. 87215
FOURTH DISTRICT
(4 VOTES)**

SUBJECT

The recommended actions will find the proposed Beach Restrooms Refurbishment Project exempt from the California Environmental Quality Act, approve the proposed Project and appropriation adjustment, adopt the Youth Employment Plan, and authorize the Department of Public Works to deliver the proposed Project using a Board-approved Job Order Contract.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the proposed Beach Restrooms Refurbishment Project is categorically exempt from the California Environmental Quality Act as the Project involves repair, renovation, and minor alterations of existing beach facilities with negligible or no expansion of an existing use, and for the reasons stated in this letter and in the record of the Project.
2. Approve the proposed Beach Restrooms Refurbishment Project with a total budget of \$2,686,400 funded by the County of Los Angeles Safe Neighborhood Parks Propositions of 1992 and 1996, and authorize the Department of Public Works to deliver the Project using a Board-approved Job Order Contract.
3. Approve the allocation of \$1,851,425 from the County of Los Angeles Safe Neighborhood Parks

Proposition of 1992, and \$834,975 from the County of Los Angeles Safe Neighborhood Parks Proposition of 1996 to the Department of Beaches and Harbors for the proposed Beach Restrooms Refurbishment Project.

4. Authorize the Director of Beaches and Harbors, or his designee, as agent of the County of Los Angeles, to accept the grant funds, to conduct all negotiations, and to execute and submit all documents, including, but not limited to, the grant agreement, amendments, and payment requests, which may be necessary for the completion of the proposed Beach Restrooms Refurbishment Project.

5. Approve the appropriation adjustment in the amount of \$2,686,000 from the County of Los Angeles Safe Neighborhood Parks Propositions of 1992 and 1996 to fully fund the proposed Beach Restrooms Refurbishment Project, Capital Project No. 87215.

6. Adopt a Youth Employment Plan for the proposed Beach Restrooms Refurbishment Project as required by the County of Los Angeles Regional Parks and Open Space District's Guidelines.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will find the proposed Beach Restrooms Refurbishment Project (Project) exempt from the California Environmental Quality Act (CEQA), approve the proposed Project and budget, adopt the Youth Employment Plan (YEP), and authorize the Department of Public Works (Public Works) to deliver the proposed Project using a Board-approved Job Order Contract (JOC).

Project Description and Delivery

The Manhattan, Redondo, and Royal Palms Beach facilities are maintained and operated by the Department of Beaches and Harbors and combined they serve over eight million visitors a year. These three beaches have a total of 13 public restrooms, including five restrooms at Manhattan Beach; seven restrooms at Redondo Beach; and one restroom at Royal Palms Beach. The restrooms were originally built in the 1950's and have undergone previous repairs and upgrades over the years. Additionally, a total of 20 stand-alone pylon showers and a few drinking fountains are in need of replacement.

Five of the 13 restrooms are in need of refurbishment due to continuous wear and tear and exposure to the elements. The proposed Project will refurbish five beach restrooms, including two restrooms at Manhattan Beach (El Porto and 8th Street), two restrooms at Redondo Beach (Avenue I and Avenue G), and the one restroom at Royal Palms Beach. The scope at each of the restrooms will include repair of the damaged roof structure, structural masonry walls, and wood beams; Americans with Disabilities Act (ADA) accessibility upgrades; replacing the sinks, toilets, shower heads, partitions, doors, and gates; refinishing the interior floors and walls; repainting the exterior of the building; and upgrading the electrical service panel and wall-mounted security lighting.

If there are sufficient funds remaining at the end of Beach Restrooms Refurbishments, Public Works will proceed with the replacement of stand-alone showers and drinking fountains or will return to the Board for funding recommendations. The scope will include replacing 20 stand-alone pylon showers, including 12 showers located along the Marvin Braude bike path at Manhattan Beach; five

showers at Redondo Beach; two showers at Torrance Beach; and one shower at Royal Palms Beach. Also, two stand-alone drinking fountains will be replaced at Redondo Beach.

On April 15, 2014, the Board approved the County of Los Angeles Regional Park and Open Space District's (District) recommendation to allocate \$1,851,425 and \$834,975 from the Safe Neighborhood Parks Propositions (Proposition A) of 1992 and 1996, respectively, to fund the proposed Project.

The proposed Project will be administered by Public Works using in-house staff for design and using a Board-approved JOC for construction of the improvements. It is anticipated that construction will begin in April 2015 and be completed in February 2016.

The proposed Project will support the Board's Green Building/Sustainable Design Program by incorporating sustainable design features to optimize energy and water use efficiency.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness /Fiscal Sustainability (Goal 1), Community Support and Responsiveness (Goal 2), and Integrated Services Delivery (Goal 3), by investing in public infrastructure that will enhance recreational opportunities for County residents and visitors by providing improved public beach facilities.

FISCAL IMPACT/FINANCING

The total proposed Project cost, including plans and specifications, plan check, construction, consultant services, miscellaneous expenditures, and County services, is currently estimated at \$2,686,400. The proposed Project Schedule and Budget Summary are detailed in Attachment A.

Approval of the appropriation adjustment (Attachment B) will allocate \$2,686,000 from Propositions A of 1992 and 1996 to fully fund the proposed Project.

Beaches and Harbors does not anticipate any one-time start-up costs as a result of the Project. However, Beaches and Harbors does anticipate a \$12,000 annual increase in ongoing maintenance and operational costs. The increase in costs will be funded with Proposition A Maintenance and Servicing Funds.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Board's approval is required to implement and fund the proposed Project, and to allow the Director of Beaches and Harbors to sign the Proposition A grant application and agreement with the District, and receive the grant funding for the Project.

In accordance with the Board's Civic Art Policy adopted on December 7, 2004, and amended on December 15, 2009, the proposed Project budget includes 1 percent of design and construction costs to be allocated to the Civic Arts Fund.

On July 11, 2000, the Board approved a requirement that County departments prepare a Grant Management Statement for review when recommending grants of \$100,000 or more. Accordingly, the Grant Management Statement for this grant is attached for the Board's review (Attachment D).

Youth Employment Plan

On June 26, 1997, the Board, acting as the governing body of the District, adopted a YEP for projects funded by Proposition A. The District requires that the governing body of the grantee adopt a YEP for each Proposition A funded project at a duly noticed public meeting. Approval of the YEP for the proposed Project (Attachment C) will comply with the District's YEP. However, due to the technical upgrades and required high level of skilled labor necessary to perform the work, there are no tasks that youths can perform during construction of the proposed Project.

Residual Proposition A Funds

Proposition A funds that are left over after a project is completed will revert back to their respective funding Sections. Unexpended residuals from the currently sought grant will revert to 1992 Proposition A Section(8), Subsection(a), Paragraph(5) and 1996 Proposition A Section (3), Subsection(b), Paragraph(1), respectively upon closure of the grant.

ENVIRONMENTAL DOCUMENTATION

The proposed Project is categorically exempt from California Environmental Quality Act (CEQA). The proposed Project, to repair and upgrade five existing beach restroom facilities, and replace 20 stand-alone pylon showers and two stand-alone drinking fountains, is within certain classes of projects that have been determined not to have a significant effect on the environment, in that it meets criteria set forth in Sections 15301(a), (d), (f), and (l), and 15302(b) and (c) of the CEQA Guidelines and Classes 1(c), (d), (h), and (i), and 2(a) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The proposed Project involves repairs, renovation, and minor alterations of existing beach facilities with negligible or no expansion of an existing use; and replacement of existing beach facilities with new facilities of substantially the same size, purpose, and capacity, and located at the same site as the structures replaced. In addition, there are no cumulative impacts, unusual circumstances or other limiting factors that would make the exemption inapplicable based on the Project records.

Upon the Board's approval of the proposed Project, Public Works will file a Notice of Exemption with the Registrar-Recorder/County Clerk in accordance with Section 15062 of the CEQA Guidelines.

CONTRACTING PROCESS

Design of the improvements will be completed by Public Works in-house design staff and as-needed consultants. Construction of the improvements will be completed using a Board-approved JOC administered by Public Works.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

To minimize the impacts to the services, construction will be phased such that only one restroom building will be under construction at any given time at Manhattan Beach and Redondo Beach. At Royal Palms Beach, where there is only one restroom, portable restrooms will be provided for the duration of construction.

CONCLUSION

Please return one adopted copy of this Board letter to the Chief Executive Office, Facilities and Asset Management Division; the Department of Beaches and Harbors; and the Department of Public Works, Project Management Division I.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'WTF', followed by a stylized flourish and a horizontal line.

WILLIAM T FUJIOKA
Chief Executive Officer

WTF:SHK:DJT
SW:AC:zu

Enclosures

c: Executive Office, Board of Supervisors
County Counsel
Beaches and Harbors
Public Works

August 5, 2014

ATTACHMENT A

**DEPARTMENT OF PUBLIC WORKS:
BEACH RESTROOMS REFURBISHMENT PROJECT
APPROVE CAPITAL PROJECT AND BUDGET
APPROVE RELATED APPROPRIATION ADJUSTMENT
SPECS. 7288; CAPITAL PROJECT NO. 87215**

I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date
Construction Documents	12/31/14
Jurisdictional Approvals	02/26/15
Construction Award (JOC)	03/31/15
Start Construction	04/13/15
Substantial Completion	02/26/16
Project Acceptance	04/28/16

II. PROJECT BUDGET SUMMARY

Project Activity	Proposed Budget
Land Acquisition	\$ 0
Construction	
Job Order Contract	\$1,700,000
Change Orders	259,400
Youth Employment	0
Construction Consultants	0
Misc. Expense (Gordian Group Fees)	35,000
Telecomm Equip – Affixed to Building	0
Civic Art	19,000
Subtotal	\$2,013,400
Programming/Development	\$ 0
Plans and Specifications	\$ 190,000
Consultant Services	
Site Planning	\$ 0
Hazardous Materials	20,000
Geotechnical/Soils Report, Soil Testing, and Inspection	0
Material Testing	20,000
Cost Estimating	0
Topographic Surveys	15,000
Construction Management	0
Construction Administration	0
Environmental	0
Move Management	0
Equipment Planning	0
Legal	0
Subtotal	\$ 55,000
Miscellaneous Expenditures	\$ 2,000
Jurisdictional Review/Plan Check/Permit	\$ 21,000
County Services	
Code Compliance and Quality Control Inspections	\$ 100,000
Design Review	0
Design Services	0
Contract Administration	30,000
Project Management	200,000
Project Management Support Services	0
Consultant Contract Recovery	20,000
ISD - Job Order Contract Management	0
DPW - Job Order Contract Management	0
ISD - ITS Communications	0
Project Security	0
Project Technical Support	35,000
ISD - Countywide Contract Compliance Section	20,000
County Counsel	0
Subtotal	\$ 405,000
TOTAL	\$2,686,400

August 5, 2014

ATTACHMENT B

**DEPARTMENT OF PUBLIC WORKS:
BEACH RESTROOMS REFURBISHMENT PROJECT
APPROVE CAPITAL PROJECT AND BUDGET
APPROVE RELATED APPROPRIATION ADJUSTMENT
SPECS. 7288; CAPITAL PROJECT NO. 87215**

**APPROPRIATION ADJUSTMENT
(See Attached)**

PINK

BA FORM 03/13

BOARD OF
SUPERVISORS
OFFICIAL COPY

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

DEPARTMENT OF BEACHES AND HARBORS

DEPT'S.
NO. 055

July 29, 2014

AUDITOR-CONTROLLER:

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. PLEASE CONFIRM THE ACCOUNTING ENTRIES AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF EXECUTIVE OFFICER FOR HIS RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFOR

FY 2014-15

4 - VOTES

SOURCES

BEACHES AND HARBORS
BEACH RESTROOMS REFURBISHMENT PROJECT
A01-CP-91-R400-65024-87215
REGIONAL PARK AND OPEN SPACE DT-C/P

INCREASE REVENUE

USES

BEACHES AND HARBORS
BEACH RESTROOMS REFURBISHMENT PROJECT
A01-CP-6014-65024-87215
CAPITAL ASSETS - B&I

INCREASE APPROPRIATION

SOURCES TOTAL: \$ 2,686,000

USES TOTAL: \$ 2,686,000

JUSTIFICATION

Reflects an appropriation adjustment from the Regional Park and Open Space District's Safe Neighborhood Parks Proposition of 1992 and 1996 to fully fund the Beach Restroom Refurbishment Project #87215.


AUTHORIZED SIGNATURE ADRIANA ZARATE-LEE, Head, Financial Services

BOARD OF SUPERVISOR'S APPROVAL (AS REQUESTED/REVISED)

REFERRED TO THE CHIEF
EXECUTIVE OFFICER FOR --

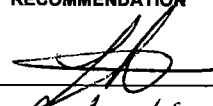
☐ ACTION

☒ RECOMMENDATION

AUDITOR-CONTROLLER

BY

B.A. NO. 010


July 16 20 14

☐ APPROVED AS REQUESTED

☐ APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

BY


7-17 20 14

August 5, 2014

ATTACHMENT C

DEPARTMENT OF BEACHES AND HARBORS: BEACH RESTROOMS REFURBISHMENT PROJECT CAPITAL PROJECT NO. 87215 YOUTH EMPLOYMENT PLAN

Background

Propositions A of 1992 and 1996 provided \$30 million to the Department of Beaches and Harbors to develop or improve facilities, enhance beaches and public access, improve water quality, rehabilitate or restore existing facilities, and improve the safety of beach facilities.

The Beach Restrooms Refurbishment project will refurbish five beach restrooms, including two restrooms at Manhattan Beach (El Porto and Eighth Street), two restrooms at Redondo Beach (Avenue I and Avenue G), and the one restroom at Royal Palms Beach. The scope at each of the restrooms will include repair of the damaged roof structure, structural masonry walls, and wood beams; Americans with Disabilities Act accessibility upgrades; replacing the sinks, toilets, shower heads, partitions, doors, and gates; refinishing the interior floors and walls; repainting the exterior of the building; and upgrading the electrical service panel and wall-mounted security lighting. Additionally, the proposed Project will replace 20 stand-alone pylon showers, including 12 showers located along the Marvin Braude bike path at Manhattan Beach, 5 showers at Redondo Beach, 2 showers at Torrance Beach, and one shower at Royal Palms Beach. Also, two stand-alone drinking fountains will be replaced at Redondo Beach.

Task(s) that may be Performed by At-Risk Youth

Beaches and Harbors is not able to employ at-risk youth to perform tasks on the Beach Restrooms Refurbishment project due to the technical upgrades and required high level of skilled labor necessary to perform the work.

Youth Employment Goal

The County of Los Angeles has met its Youth Employment Minimum Obligation of \$15,739,507, which was established under the provisions of the District policy on employment of at-risk youth. However, Beaches and Harbors will continue to encourage contractors to employ at-risk youth on the projects funded by the Propositions A of 1992 and 1996. Additionally, we will continue to actively pursue employment opportunities for at-risk youth in our beach maintenance operations.

August 5, 2014

ATTACHMENT D

**DEPARTMENT OF PUBLIC WORKS:
BEACH RESTROOMS REFURBISHMENT PROJECT
APPROVE CAPITAL PROJECT AND BUDGET
APPROVE RELATED APPROPRIATION ADJUSTMENT
SPECS. 7288; CAPITAL PROJECT NO. 87215**

**GRANT MANAGEMENT STATEMENT
(See Attached)**

**LOS ANGELES COUNTY CHIEF EXECUTIVE OFFICE
GRANT MANAGEMENT STATEMENT FOR GRANTS OF \$100,000 OR MORE**

Department: Beaches and Harbors

Grant Project Title and Description

The Beach Restrooms Refurbishment Project will refurbish two restrooms at Manhattan Beach, two restrooms at Redondo Beach, and the one restroom at Royal Palms Beach. Additionally, the proposed Project will replace 20 stand-alone pylon showers, and two drinking fountains.

Funding Agency

RPOSD

Program (Fed. Grant #/State Bill or Code #)

Proposition A, 1992 and 1996, Sections (8)(a)(5) and (3)(b)(1) respectively.

Grant Acceptance Deadline

None

Total Amount of Grant Funding: \$2,686,370.11

County Match: \$0.00

Grant Period:

Begin Date: July 29, 2014

End Date: April 28, 2016

Number of Personnel Hired Under This Grant:

Full Time: 0

Part Time: 0

Obligations Imposed on the County When the Grant Expires

Will all personnel hired for this program be informed this is a grant-funded program?

N/A

Yes___ No___

Will all personnel hired for this program be placed on temporary ("N") items? N/A

Yes___ No___

Is the County obligated to continue this program after the grant expires? N/A

Yes___ No___

If the County is not obligated to continue this program after the grant expires, the Department will: N/A

a.) Absorb the program cost without reducing other services

Yes___ No___

b.) Identify other revenue sources (describe below)

Yes___ No___

c.) Eliminate or reduce, as appropriate, positions/program costs funded by the grant.

N/A.

Yes___ No___

Impact of additional personnel on existing space:

N/A

Other requirements not mentioned above: In accordance with Proposition A Guidelines, the County will be obligated to maintain the Project in perpetuity. The Department of Beaches and Harbors will maintain the Project with funding from its facilities maintenance budget.

Department Head Signature_____

Date:_____